

CONSERVATION GUIDELINES
FOR HOLY CROSS MONASTERY AND CHAPEL HISTORIC SITE AND STRUCTURE

1. Statement of Compatibility

Application for certificates of appropriateness shall be judged by their conformance to these guidelines. All alterations and environmental changes shall be designed and executed in a manner which is compatible with and sympathetic to the architecture of Holy Cross Monastery and Chapel and shall respect the landscape characteristics of the site.

2. Features Subject to Protection

Significant features of the structure and site subject to protection are:

- A. Holy Cross Chapel and Campanile
- B. Holy Cross Monastery
- C. Holy Cross Site

3. Architectural and Site Characteristics

The Holy Cross complex includes the Monastery, which is L-shaped in plan, and the Chapel, which is attached to the Monastery at the apse. The site is approximately 3.5 acres at the crest of Mt. Adams. It slopes steeply on three sides and is relatively flat on the east. There are large existing trees along St. Paul Place, and a tree cover on the hillsides.

Major architectural features include regularly spaced vertically proportioned windows, a hipped roof with regularly-spaced dormers, brick construction on a stone base, and slate roofs. Significant elements of the complex are the campanile, the east elevation of the Chapel and the massing of the buildings as a single unit on their hilltop site.

4. Review Criteria

A. Alteration and Rehabilitation

1) Materials

Rehabilitation and alteration should match original construction as closely as possible with regard to:

- | | |
|--------------------|-----------------|
| - type of material | - texture |
| - size of unit | - type of joint |
| - color | - placement |
| - shape | - detailing |
| - configuration | - location |

2) Construction

As much as possible, original work should be repaired rather than replaced. If replacement is necessary, care should be taken to replicate original work with regard to the material characteristics state in Guideline #4,A-1 and respecting the applicable specific characteristics found in Guideline #3 (Architectural and Site Characteristics).

3) Cleaning

Cleaning should be by the most gentle method possible and only when necessary to halt deterioration. No masonry surface shall be sandblasted.

4) Demolition

No significant features of the site or structure should be demolished. Demolition of minor, inappropriate additions and non-significant features may be permitted if their loss will not adversely affect the site or significant features of the structure.

5) Painting

No stone surface shall be painted. Trim shall be painted a color which contrasts with the wall color.

B. New Construction

1) Materials

The type of materials and their color, texture, scale, and detailing should be compatible with the materials of the original building impacted by the new work.

2) Scale

The scale of new work and its constituent parts should be compatible with the original building impacted by the new work and the scale of its parts.

3) Form

The shape, massing, and proportions of new work should be compatible with the original building which is impacted by the new work.

4) Detailing

The placement and detailing of new work, including but not limited to:

walls	eaves	porches
roofs	cornices	railings
windows	chimneys	belt courses
doors	towers	appurtenances

Should be compatible with the scale, proportion, rhythm, and style of the original building impacted by the new work.

5) Location

New construction should be placed sensitively within the site, respecting the architecture of the Chapel and Monastery and the topography and tree cover. New construction shall not obstruct the view of the Chapel or Monastery. No new construction shall remove or obscure significant elements of the historic structures.

6) Height

New construction shall not exceed the height of the Monastery.

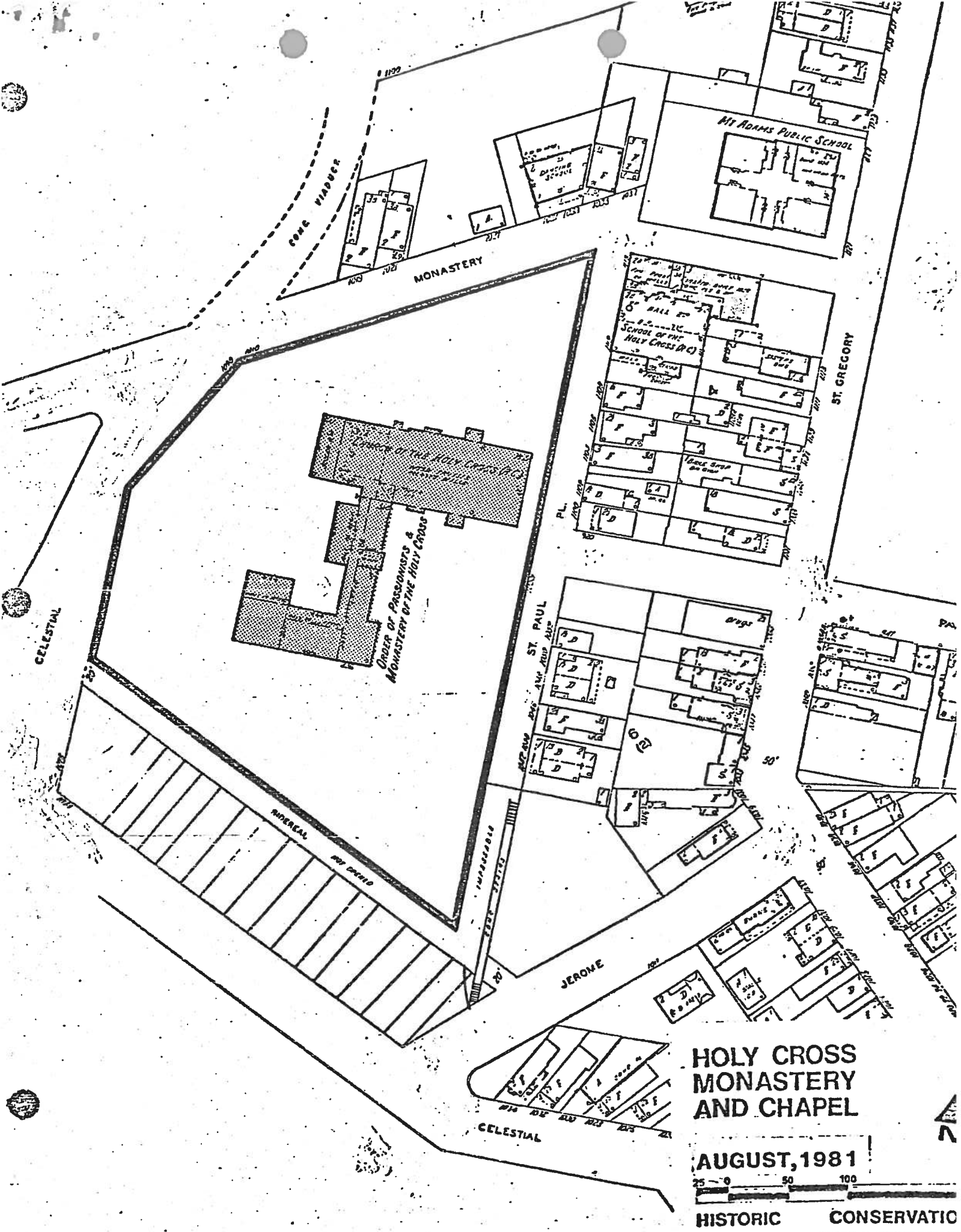
7) Historic Integrity

Compatibility of new work to original work is required but imitation of old work in new construction should be avoided. New work should appear to be new work. Where new additions meet original work, the connection

should be carefully designed so as not to detract from the original but to also reflect the fact that the connection is new. If original openings are filled in, the outline of the original opening should remain apparent by setting new in-fill material back from the surface and leaving original sills and lintels in place. Historic integrity is to be maintained by designing new buildings, structures, appurtenances, additions, connections and filled-in openings so that they do not appear to have been constructed when the affected protected structure was originally built.

C. Exceptions

The HCB may modify certain review criteria, as appropriate, in cases of economic hardship when there is no economically feasible and prudent alternative alteration or environmental change which would conform to the guidelines. The applicant must demonstrate to the HCB that an economic hardship exists and that alternative changes which do meet the guidelines have been explored. In addition, when the applicant demonstrates that an alteration or environmental change which would conflict with the strict application of the guidelines would permit him to achieve substantial benefits without substantial harm to the historic district, the Board may approve it upon such conditions as it may determine.



**HOLY CROSS
MONASTERY
AND CHAPEL**

AUGUST, 1981



HISTORIC CONSERVATION